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FRYATT AVENUE, DOVERCOURT

FOR SALE IS THIS 3 BEDROOM SEMI-DETACHED HOUSE LOCATED CLOSE TO SCHOOLS WITH GAS C/H, DOUBLE GLAZING, PARKING & NO ONWARD CHAIN



Offers in Excess of £200,000 FREEHOLD

*** 3 BEDROOM SEMI-DETACHED HOUSE ***
*** LOUNGE * KITCHEN/DINING ROOM ***
*** BATHROOM * MOSTLY DOUBLE GLAZED ***
*** GAS C/H * ENCLOSED REAR GARDEN ***
*** PARKING * NO ONWARD CHAIN ***

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UPVC entrance door to: -

Hall	Laminate floor, boxed radiator, stairs to first floor, under stair cupboard housing, doors to lounge & kitchen/dining room.
Lounge	14'6 x 13' (11'2 min). Double glazed bay window to front, boxed radiator.
Kitchen/ Dining Room	21'6 x 10'9. Fitted units comprising eye level cupboards, eye level display cabinets, work surfaces, base level drawers & cupboards, 1½ bowl single drainer sink with mixer tap, part tiled walls, space for range cooker, laminate floor, radiator, built in cupboard, double glazed window & double-glazed sliding patio doors to rear, double glazed door to:
Side Passage	UPVC door to front, part glazed door to rear garden & open doorways to workshop, storage cupboard & toilet.
Landing	Double glazed window to side, loft hatch, doors to all rooms.
Bedroom 1	13' (9'12 min) x 11'6 min. Double glazed bay window to front, radiator, built in cupboard.
Bedroom 2	13'3 min x 9'7 (8'9 min). Double glazed window to rear, boxed radiator, built in cupboards.
Bedroom 3	9'9 x 8'. Double glazed window to front, boxed radiator, built in cupboards.
Bathroom	8' x 5'8. White suite comprising corner bath with separate shower above, pedestal hand wash basin, close-coupled WC, tiled to 3 walls, radiator, opaque double-glazed window to rear, opaque window to side.
Outside	Lawn front garden enclosed by fencing. Concrete driveway providing off street parking for 2 cars (access is by a small drop kerb area that may require extending subject to PP). The rear garden is approx. 40' with artificial grass area, decked patio area, outside tap, garden sheds, enclosed by fencing.
Council Tax	Band B - £1,687.76 (April 2025 - March 2026).

EPC...

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Please note that appliances detailed on these particulars, have not been tested by Compass.

The information presented in these details should not be relied upon as a statement or a representation of fact. Therefore, we recommend that prospective purchasers make their own enquire through their own legal representative.